1204 San Antonio

DOWNTOWN AUSTIN



OFFICE SPACE
AVAILABLE

FIRST FLOOR

3,343 -
8,047 SF

CONTIGUOUS

UPPER FLOORS

23,216 SF

THIRD + FOURTH

41,627 SF BUILDING

CAPITOL WEST

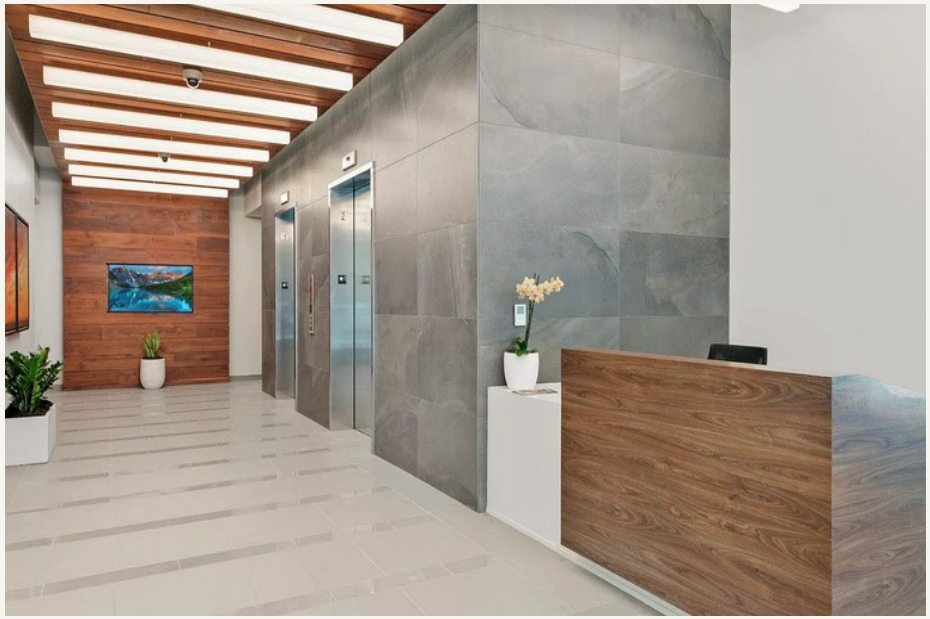
1204 SAN ANTONIO ST / AUSTIN, TX 78701

A DISTINCT OFFICE ADDRESS NEAR THE TEXAS CAPITOL

LIVEOAK

A distinct address near the Capitol.

41,627 SF / MULTI-TENANT OFFICE





THE BUILDING

At the corner of West 12th and San Antonio Street, with convenient access to the Texas State Capitol and Travis County Courthouse.

AMENITIES

Private balconies / Outdoor terrace / Fitness center with showers
Secure bike storage / Underground parking (2.5 per 1,000SF)

BEN WILLIAMSON
256.996.5729 | ben@liveoak.com

DOUG THOMAS
512.695.3985 | doug@liveoak.com

Space for the way you work.

TWO DISTINCT LEASING OPPORTUNITIES

01 / FIRST FLOOR

3,343 - 8,047 SF

Suites A and B

Available separately or together

Immediately available

02 / THIRD + FOURTH

23,216 SF

Two contiguous full floors

11,608 SF per floor

Immediately available



THE BUILDING

41,627 SF

Four-story office building near the Texas State Capitol

SECOND FLOOR LEASED / FIRST FLOOR SPACE IS SEPARATE

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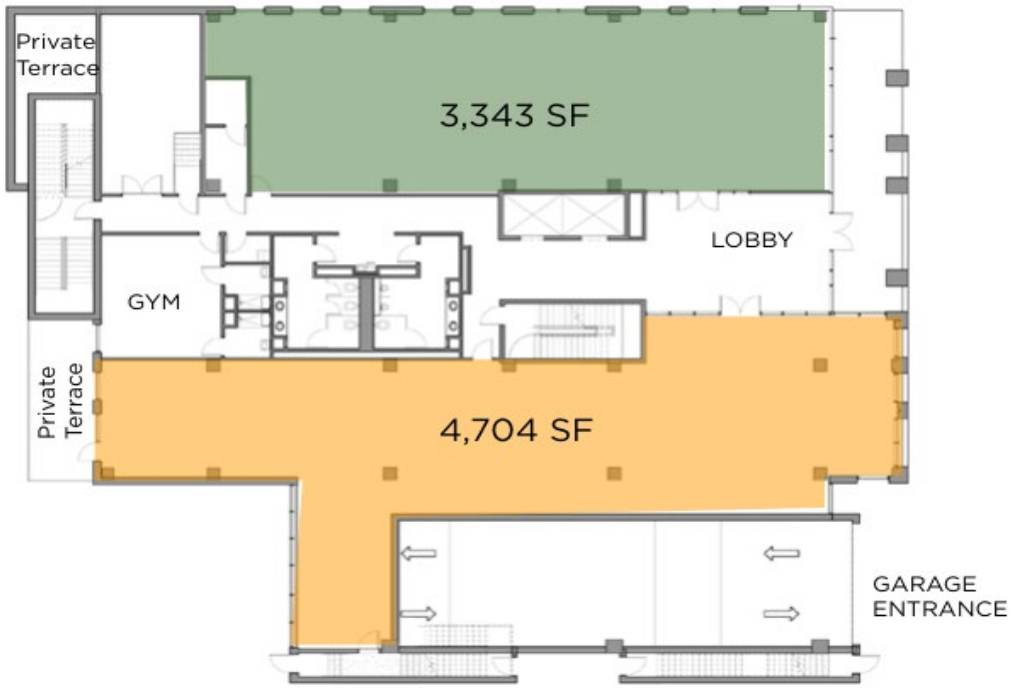
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First Floor – Current Floorplan

3,343 - 8,047 SF

AVAILABLE IMMEDIATELY

SUITE A 3,343 SF / SUITE B 4,704 SF





FLOOR LOCATION

LEVEL 1

Exterior shown for orientation. Floor-level boundaries require elevation verification.

ORIGINAL ARCHITECTURAL PLAN | REFER TO SOURCE DRAWINGS FOR DIMENSIONS

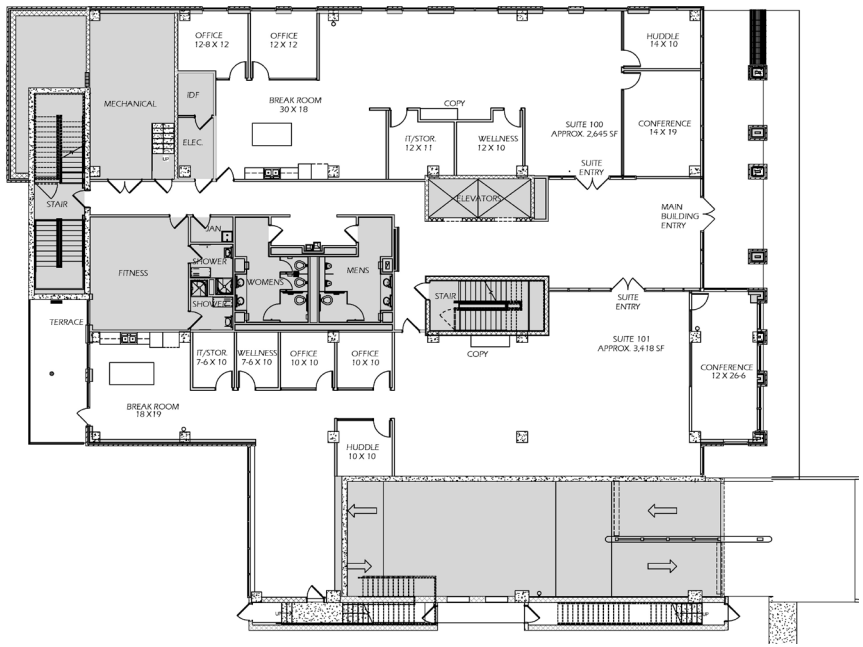
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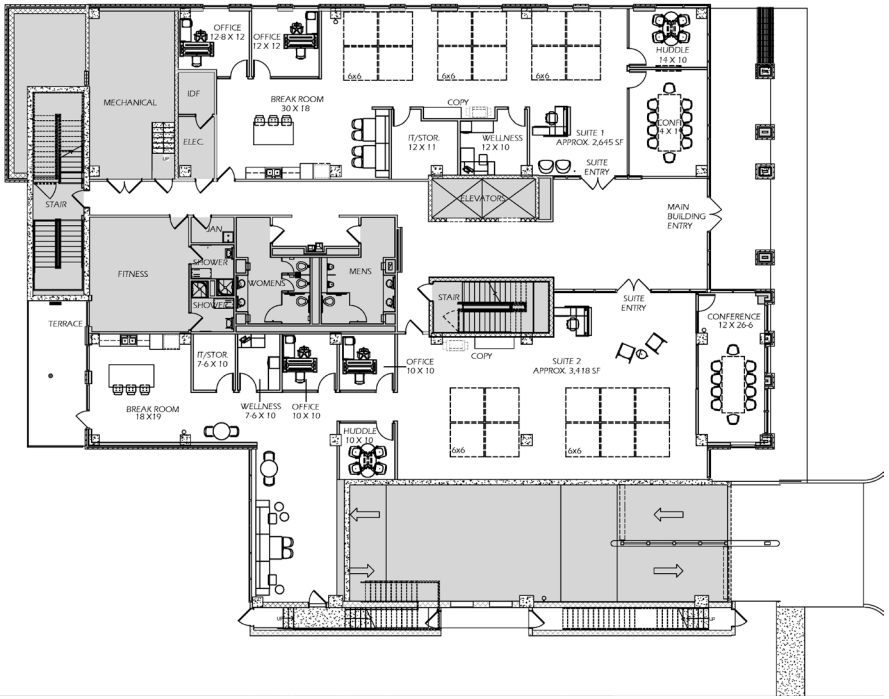
First Floor – Spec Suite Options

3,343 - 8,047 SF

OPTION A



OPTION B



ORIGINAL ARCHITECTURAL PLAN | REFER TO SOURCE DRAWINGS FOR DIMENSIONS

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Third Floor – Current Floorplan

11,608 SF

AVAILABLE IMMEDIATELY

PART OF 23,216 SF CONTIGUOUS OPPORTUNITY





FLOOR LOCATION

LEVEL 3

Exterior shown for orientation. Floor-level boundaries require elevation verification.

ORIGINAL ARCHITECTURAL PLAN | REFER TO SOURCE DRAWINGS FOR DIMENSIONS

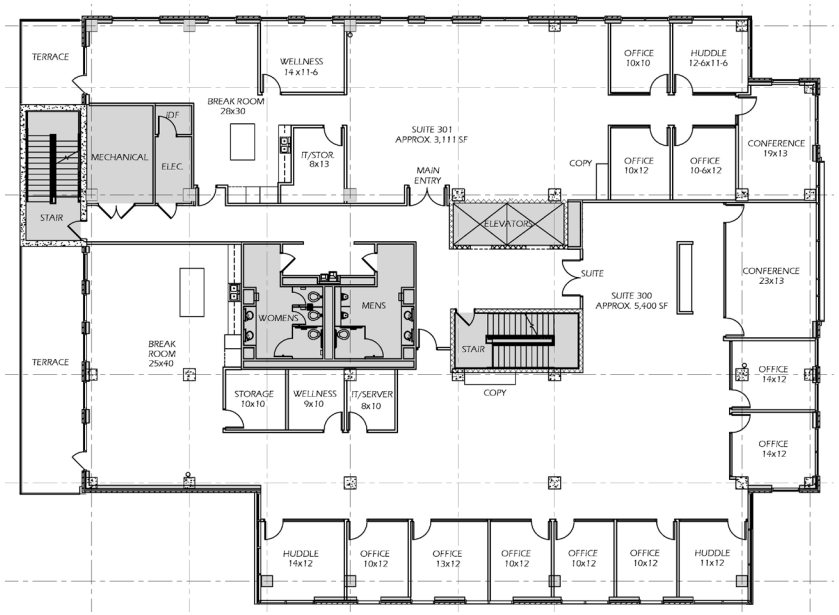
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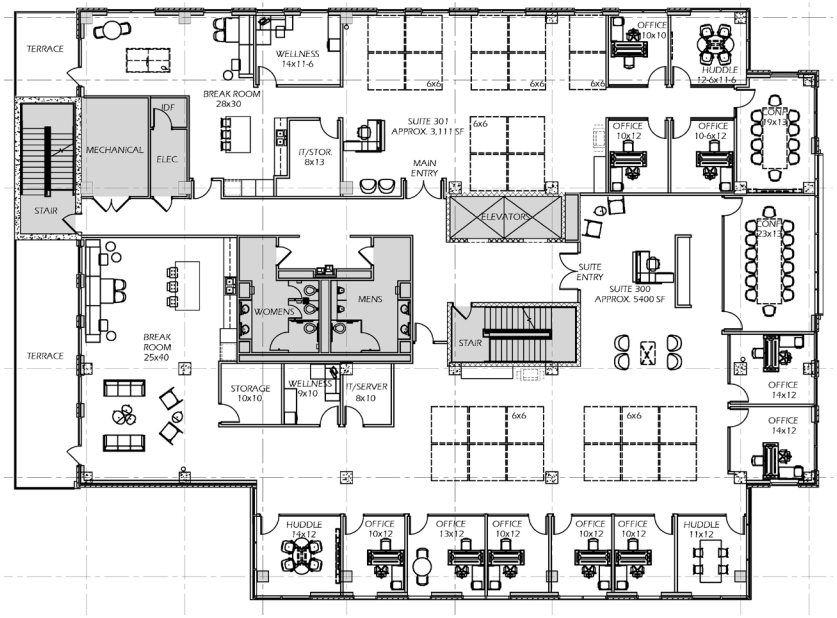
Third Floor – Spec Suite Options

11,608 SF

OPTION A



OPTION B



ORIGINAL ARCHITECTURAL PLAN | REFER TO SOURCE DRAWINGS FOR DIMENSIONS

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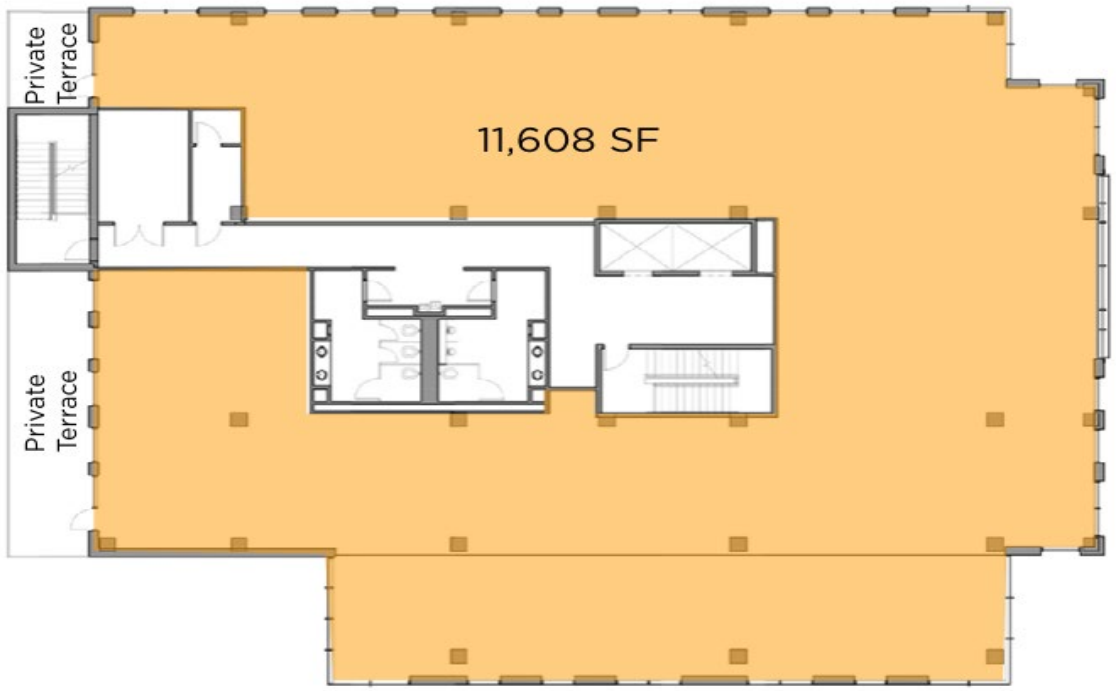
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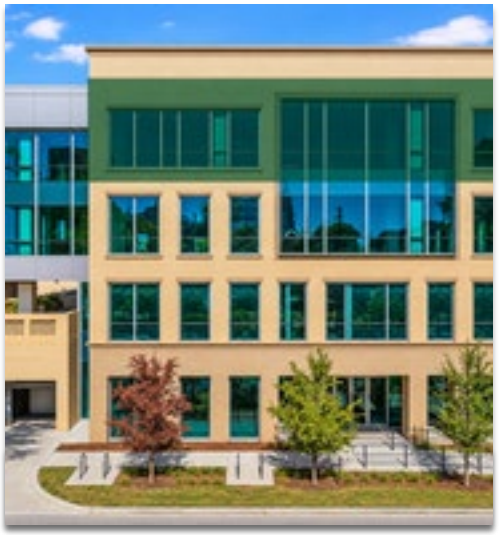
Fourth Floor – Current Floorplan

11,608 SF

AVAILABLE IMMEDIATELY

PART OF 23,216 SF CONTIGUOUS OPPORTUNITY





FLOOR LOCATION

LEVEL 4

Exterior shown for orientation. Floor-level boundaries require elevation verification.

ORIGINAL ARCHITECTURAL PLAN | REFER TO SOURCE DRAWINGS FOR DIMENSIONS

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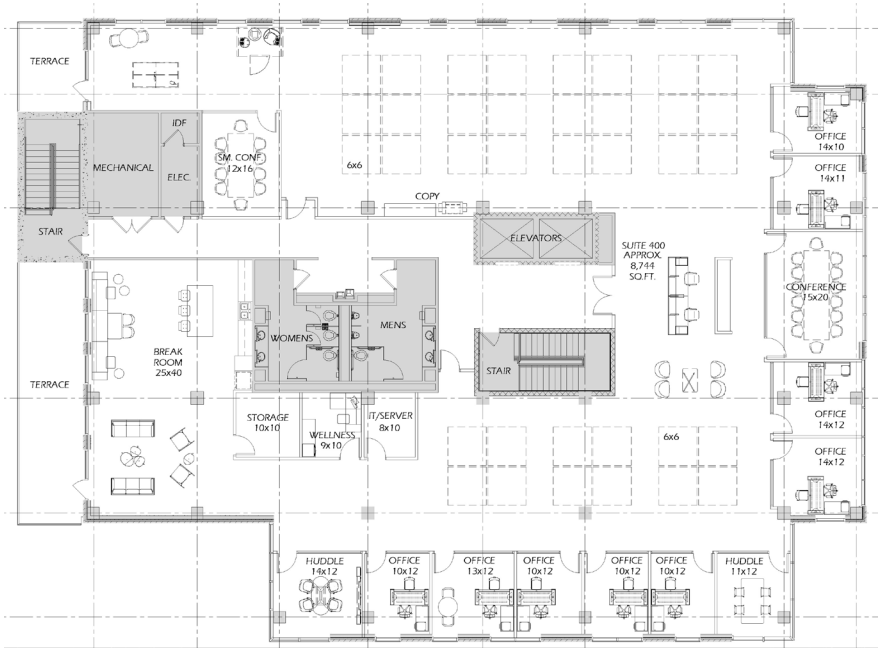
Fourth Floor – Spec Suite Options

11,608 SF

OPTION A



OPTION B



ORIGINAL ARCHITECTURAL PLAN | REFER TO SOURCE DRAWINGS FOR DIMENSIONS

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A considered workplace.

ACTUAL PROPERTY PHOTOGRAPHY









LIVE OAK

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DOUG THOMAS
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At the center of Austin.

WEST 12TH STREET + SAN ANTONIO STREET



NEAR THE TEXAS STATE CAPITOL

Walkable access to downtown government, courts and neighborhood amenities.

LIVE OAK

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2-10-2025

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Doug Thomas	515612	doug@liveoak.com	512.472.5000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date